

**NO TRANSFER
TAX PAID**

WARRANTY DEED

42/1

KNOW ALL MEN BY THESE PRESENTS, that I, **LORRAINE F. MANCINELLI**, of the 20 First Rangeway, City of Waterville, County of Kennebec and State of Maine, grantor, for consideration paid, GRANT to **LYNNE SALLINGER**, of 582 Lincoln Avenue, Town of Saugus, County of Essex, and Commonwealth of Massachusetts, and **LISA SCHLENK**, of 96 Eastside Boulevard, Town of Waterbury, County of New Haven, and State of Connecticut, grantees, with WARRANTY COVENANTS, as tenants in common, a certain lot or parcel of land with any buildings thereon, located in **Waterville**, County of Kennebec and State of Maine, bounded and described as follows:

SEE EXHIBIT "A"

IN WITNESS WHEREOF, **LORRAINE F. MANCINELLI** has hereunto set her hand and seal this 29th day of July, 2008.

**SIGNED, SEALED AND DELIVERED
IN PRESENCE OF**

Blaise Herbert
WITNESS

Lorraine F. Mancinelli
LORRAINE F. MANCINELLI

**STATE OF MAINE
COUNTY OF SOMERSET**

Personally appeared the above-named **LORRAINE F. MANCINELLI** and acknowledged the above instrument to be her free act and deed.

Dated this 29th day of July, 2008.

Before me,

Craig A. Stevens
Notary Public/Attorney-at-Law

Craig A. Stevens
Printed Name

② CRAIG STEVENS

EXHIBIT "A"

Beginning at an iron pin in the westerly line of the First Rangeway marking the southeasterly corner of land now or formerly of Edward A. and Jennie E. Kitchin as described in a deed to Edward and Jennie dated June 18, 1948, recorded in Kennebec Registry of Deeds, Book 859, Page 229, and running thence southerly on said First Rangeway one hundred twenty-eight (128) feet to another iron pin marking the southeast corner of the lot hereby conveyed; thence westerly at right angles two hundred five (205) feet to another iron pin marking the southwesterly corner of said lot; thence northerly at right angles and parallel to said First Rangeway one hundred twenty-eight (128) feet to another iron pin marking the northwesterly corner of this lot; thence easterly two hundred five (205) feet to the point of beginning. Containing twenty-six thousand two hundred forty (26,240) square feet and being lot number twenty (20) as laid out on a plan made by Robert M. Cram and revised by Harry E. Green.

This conveyance is made upon express conditions, restrictions, limitations and covenants as follows:

First: This entire tract shown by the plan above referred to is restricted to building for residential purposes only by the Waterville Zoning Ordinance and said Lot #20 is subject to and entitled to the benefits of said Ordinance.

Second: It is further covenanted and agreed that neither this Lot #20 nor any other lot shown upon said plan shall be used for building more than one dwelling house and that no house shall be adapted or used for more than two families.

Third: Furthermore, no such house shall be built costing less than seventy-five hundred dollars (\$7,500.00).

Fourth: No building or any part of a building shall ever be erected or allowed to stand upon said lot within forty (40) feet of any of the streets shown upon said plan or within five (5) feet of the boundary line of the lot.

EXCEPTING and RESERVING a life estate of exclusive use and possession to and for the life of **LORRAINE F. MANCINELLI**, Grantor herein, and she shall be responsible for all expenses, taxes and maintenance during her lifetime.

Meaning and intending to convey the same parcel conveyed to **LORRAINE F. MANCINELLI** by deed of **WARREN J. MANCINELLI** and **LORRAINE F. MANCINELLI** dated September 7, 2000, and recorded in the Kennebec County Registry of Deeds at Book 6365, Page 205.

Received Kennebec SS.
08/04/2008 8:34AM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS